

2025

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

ELEVENTH ASSEMBLY

**Public housing - Minimum energy efficiency standard - Proposed upgrade
Assembly Resolution of 29 November 2023 – Government Response**

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ACT
Government

Report to Legislative Assembly

Public housing – minimum energy efficiency standards – Proposed upgrade

**Assembly Resolution of 29 November 2023 -
Government Response**

Introduction

- 1) On Wednesday, 29 November 2023, the Assembly passed a resolution in relation to the implementation of the minimum energy efficiency standard for ceiling insulation in public housing properties.
- 2) This included a call on the ACT Government as a model landlord to:
 - a. carry out the program expediently while ensuring upgrades are delivered safely, efficiently, at a high quality and with minimal inconvenience to tenants;
 - b. commit to ensuring all properties remain compliant;
 - c. report back to this Assembly every six months to update on the progress of the upgrades; and
 - d. report back to the Assembly, by the last sitting day of 2023-24 financial year, with a full estimation of the total cost of the upgrades to minimum standards for the public housing stock.
- 3) This report addresses the six-monthly update on the progress of the upgrades (part c).

Background

- 4) The ACT Government has introduced a regulation under the Residential Tenancies Act 1997 to require all residential rental properties in the ACT to meet a new minimum energy efficiency standard for ceiling insulation. The new minimum energy efficiency standard for rental homes (the standard) will help improve energy performance, increase thermal comfort, reduce energy costs for eligible households, reduce greenhouse gas emissions, and contribute to climate change resilience.
- 5) The standard and its implementation have been informed by a Regulatory Impact Statement (RIS) and extensive consultation with the community and stakeholders.
- 6) The standard creates improved wellbeing for tenants by ensuring ceiling insulation is at least R2 or above. Where insulation is determined to be below R2 it will be upgraded to a minimum of R5. This will make homes warmer in winter and cooler in summer.
- 7) The standard came into effect from 1 April 2023 and will be phased in over a 4-year period, with most properties required to be compliant by 30 November 2026 (unless they have a valid exemption).
- 8) Following a comprehensive data collection program, it was determined that approximately 3,500 public housing properties will require ceiling insulation upgrades.

Progress Update

- 9) As of 31 March 2025, over 2,200 properties have received ceiling insulation upgrades, reflecting 63% of the target by November 2026.